

City of Galveston Brownfields Site Assessment Project
East End Flats
Preliminary Situational Analysis

Entire Site:

- Requires land swap with the 500 acres on Pelican Island owned by G. Mitchell.
- If land swap cannot be accomplished, it will require disposal of spoil in the Gulf (more expensive and unpopular with some).
- Dredge spoils in Cell A are about 20 feet thick, and will be very expensive to stabilize.
- G. Mitchell's previous economic analysis indicated a negative return (shortfall) based on the stabilization costs specifically for Cell A.
- Will require City to assume maintenance of South Jetty.
- Will require relocation of FAA towers, including making land available (very expensive and politically difficult).
- Extensive Wetlands mitigation required (40 to 50 of Cells A and all of Cell C are considered wetlands).
- Will require preservation/protection of old Bunkers (historically significant sites, all located in Cell A).
- Access and utility routing to Cell A will be difficult and expensive.
- However, Cell A does have water front property.

Conclusion: An extremely large, expensive, and difficult project with questionable economic potential. Will prove difficult to find a developer other than Mitchell.

Estimated cost for site assessment and redevelopment planning: **\$85,000**

Limited to Cell B Area Only:

- Just over 100 acres.
- Would not require land swap
- Much thinner dredge spoils layer (~4 feet).
- Fronts on Seawall Blvd.
- View of ocean.
- Directly across street from proposed Beach Town Galveston development.
- Direct access and access to utilities.
- Corps can still use Cell A & C for spoils (by building a levee at the rear of Cell B).
- Ocean dumping of spoils not required.
- Won't require jetty maintenance.
- Won't require FAA relocation.
- Much less wetlands impact (40 to 50% of Cell B).
- No historically significant sites to protect.
- Potentially able to attract several developers.
- However, does not have any waterfront.

Conclusion: Much higher redevelopment potential, more reasonably sized with much fewer problems/challenges, and most likely better development economics.

Estimated cost for site assessment and redevelopment planning: **\$55,000**

